GRANITE BAY MUNICIPAL ADVISORY COUNCIL APPROVED MEETING MINUTES FOR WEDNESDAY, MARCH 4, 2009

Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. Call to Order 7:03PM

2. Pledge of Allegiance

3. Introduction of MAC Members

- A. MAC members present were Virg Anderson (Chair), Eric J. Teed-Bose, Eric Sanchez (Vice-Chair), Dr. Gloria Freeman, David L. Gravlin, Walt Pekarsky, and Robert Enos (Secretary). (Due to a serious throat condition on the part of Chairman Virg Anderson, Vice-Chair Eric Sanchez presided)
- B. Also present were Fourth District Supervisor Kirk Uhler and his District Director Brian Jagger.

4. Approval of March 4, 2009 MAC Agenda

A motion was made (and seconded) to approve the March 4, 2009 Agenda. The motion passed (6-0).

5. Approval of Minutes: February 4, 2009

A motion was made (and seconded) to approve the February 4, 2009 Minutes. The motion passed (6-0).

6. Public Comment

Placer County Sheriff's Deputy Garland Lin announced that there have been several auto break-ins. Deputy Garland asked citizens to remain alert, to watch for suspicious cars, remove keys from unattended vehicles, and to keep outside porch lights on at night. Also, he said by keeping evening lights on officers and other emergency response personnel can more readily find citizen's homes. Deputy Lin urged citizens to be vigilant because the economy is driving an increase in crime.

Fire Chief Tony Corado informed that Mr. Jeff Moss' appointment to the planning commission has left a vacancy on the Placer County Fire Board.

One citizen asked questions about how to get matters on the MAC Agenda.

Another Citizen commented that the MAC's primary job is to represent the community and not be an extension of the Placer County Board of Supervisors and not an extension of Supervisor Kirk Uhler. This individual suggested that the MAC should think about the legacy it will leave.

Another citizen commented that he was concerned about truck traffic along Barton Road. He noted that he had observed semi trucks that were 50 feet in length with 50 foot trailers in tow. He stated that this is very dangerous to all around when such vehicle configurations make turns.

Another citizen pointed out that what is happening with the Granite Bay Plan is not an update per se it is a review. He urged that citizens recognize the distinction.

7. Supervisor's Report

Supervisor Uhler offered several important transportation updates:

First, Supervisor Uhler announced that the Interstate 80 and Sierra-College interchange is slated to open in April of this year. In addition, he indicated that the Interstate 80 bottleneck abatement project between Eureka and Riverside is in its third (3rd) phase. The project is approximately one (1) year ahead of schedule.

The Highway 65 - 99/70 bypass project that was in danger of being shutdown has been headed off. This saved approximately \$10 million for restart costs.

The South Placer Regional Transportation Authority (SPRTA) Highway 65-99 Placer Parkway Northern alignment will connect at Whitney Blvd., if the plan as voted on by the SPRTA Board goes through.

The Sunset Overpass is set to break ground on March 25, 2009.

The good news is that even in this tough economy, transportation projects are breaking ground.

Other issues that are important to the community and to the region that are non-transportation related include an examination of the definition of "vernal pool". The definition of vernal pool ultimately has an implication on future building.

A new helicopter previously ordered by Placer County is close to delivery. The importance is that this helicopter will allow for better emergency response times and better assent capacity to higher altitudes and thus higher elevations. The Supervisors are struggling with the cost of the helicopter but flat out cancellation of the contract will yield contract cancellation penalties.

Of Regional importance is the construction of the Ritz Carlton up at North Star in Truckee.

A new sewer fee increase in Placer County will not be applicable to Granite Bay. It will impact all other sewer fee areas in the County. Granite Bay is in a good position in this regard because its' sewage is piped to Roseville.

MAC Vice Chairman Eric Sanchez questioned Supervisor Uhler about the Sierra College overpass assisting commercial expansion in the Loomis and Rocklin area. Supervisor Uhler mentioned that Loomis and Rocklin have been challenging each other on this issue.

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Finally, Supervisor Uhler stated that Placer County is negotiating with County employee unions to assist in balancing the projected County budget deficit. He stated that there is a projected \$15-\$18 million dollar deficit. Supervisor Uhler said that Placer County is ahead of other Counties because it is anticipating the situation and working now to adjust staff to mitigate impact to services and to the very employees themselves.

8. MAC Committee Reports

Deferred Pending New Committee Assignments.

9. Action Items

A. None.

10. Informational Non-Action Items

Update on the Granite Bay Community Plan Review

Supervisor Uhler lead off and complimented the community for its participation in the February 11, 2009 Community Meeting. He said it is great to have such an open and inclusive process.

Supervisor Uhler stated that so far there is no interest in changing the three (300) foot set back rule along Douglas Blvd. He further stated that he does not support proliferation of more commercial development beyond that already built in Granite Bay beyond the existing square footage. The type of develop that he would like the citizens to encourage is redevelopment and revitalization of existing old commercial development.

Supervisor Uhler stated that development in the surrounding areas has had an impact right here in Granite Bay. Therefore, he is recommending a reduction in the holding capacity from 29,000 down to 23,000.

Michael Johnson of the Planning Department indicated that Placer County has received six (6) requests to date for land use changes.

Johnson indicated that \$300,000 has been set aside for general plan and community plan reviews county wide with \$50,000 set aside for Granite Bay. If there is a decision to revise the plan additional cost will result in the projected \$100,000-\$150,000 range for environmental review.

Various citizens expressed concerns that they wanted their comments and concerns to be noted. One of several citizens commented that approximately 450 people attended the Community Meeting on February 11, 2009 and wanted to know how there concerns were noted by the County. Mr. Johnson reminded that

there is an on-line system for noting recommendations, but also stated that notes were taken by County Staff and a recordation was made during the February 11, 2009 proceeding.

One particular citizen pointed out that the MAC is the "keeper of the gate". He urged the MAC in the strongest possible terms to listen to the community and to protect the community because once a project or proposal makes it to the planning commission it is too late.

Another thoughtful citizen cautioned that the underlying "assumptions" in the Community Plan needs to be examined to determine whether they are still valid or whether they have changed.

Overall, according to Mr., Johnson, all of the public comment is just what Supervisor Uhler wanted by opening up the process. Johnson further stated that the process being employed here to review the Granite Bay Community Plan with such a large emphasis on community involvement is unique as compared to other communities.

B. The Enclave at Granite Bay

The presenter was Paul Thompson with the Placer County Planning Department and Camille Courtney. This proposal calls for 29 single-family residential lots (senior housing). The lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and a community barbecue area. The property is 12.1 acres in size and located north of Elmhurst Drive and south of Pastor Drive. The presenter stated that the proposed development would have access from Pastor Lane and emergency access from Skyview Drive.

During public comment, citizens questioned the presenter why senior housing at this location is a good idea for Granite Bay? The presenter stated that these homes will provide an option to people who have empty nests and want a smaller home. The proposed home will work well for 55 and older and also for families with children.

Public comment was heard that kids are needed for the local schools which are suffering from declining enrolment. Other residents pointed out that many homes already exist in this area to fill the need sited by the presenter. Another citizen said that current tax records show approximately 1800 comparable homes in the 2400 square feet or less in Granite Bay. The presenter qualified her comments by explaining that the purpose of her presentation was to look for public comment and not to present the substantial community need case to justify a General Plan Amendment.

A long time resident stated that the existing Community Plan calls for rural residential for this proposed development site. The citizen further noted that the

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original plan from this developer called for 39-43 homes versus the 29 homes now planned. Without a zone change only seven (7) homes may be built.

A senior advocate and local resident opposed the proposal stating that it is not a good idea including poor public transportation options, distance from necessary shopping facilities like grocery stores or pharmacies, long distance distances from medical facilities, traffic impact, and inadequate recreational facilities. Given that this development may be the last place that many of these seniors live this proposal is all wrong.

A neighbor near the intersection of Elmhurst and Twin Schools Road said the traffic situation is already quite bad and the proposed development will add another 300 trips per day. She pointed out that the recently hired crossing guard hired by the PTC quit after one day due to the traffic volume. Another citizen said the traffic will further impact public safety because the Fire Department will be hampered by the additional 29 homes.

Several citizens commented that people living in this area have expectations about the density so in order to justify the major change in density will require a showing of substantial public benefit.

It is anticipated that this matter will return as an action item.

MAC member Dr. Gloria Freeman inquired about the price of the proposed homes and was informed that the prices are not yet known because they have not been built yet.

MAC Member Eric Sanchez stated that he wanted development that will attract families with children given the close proximity to three excellent schools that are suffering from decreases in class room enrollment.

MAC member Eric Teed-Bose asked questions regarding the density, proposed lot and home sizes, and surrounding existing lot sizes.

Most all citizens present were in opposition to this proposal. One citizen in particular expressed concern that this substantial increase in density will set a bad precedent and is unfair to persons who have made substantial investments in this area.

- 11. Correspondence Found on Table at the rear of the room.
- 12. Next Meeting: GB MAC April 1, 2009 @ 7:00 p.m.
- 13. Adjournment 9:30 p.m.